



# ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

## TO LET

**PRIME RETAIL PREMISES**  
*WOULD ALSO SUIT ALTERNATIVE USERS,  
OFFICE, HEALTH CARE ETC*



**14/15 WEST STREET  
FARNHAM  
GU9 7DN**

Whilst these particulars are believed to be correct they do not form part of any contract.  
The condition of the building systems or their continuing operation have not been checked. All prices quoted are net of VAT.

**LOCATION:** Farnham is an affluent market town and offers the shopper an eclectic mix of shopping including national multiples, independent boutiques and restaurants/cafes etc.

The property enjoys a prominent location opposite on the south side of West Street, opposite the entrance to Lion & Lamb Yard. It is adjacent to Elphicks department store and other nearby retailers include Space NK, Sweaty Betty, Oliver Bonus, Mint Velvet, Crew Clothing, Holland & Barrett, Jigsaw etc.

**DESCRIPTION:** The premises comprise self-contained, double fronted shop, which may also suit other office and healthcare users etc. The accommodation offers the following net internal floor areas:

Gross Frontage	8.33 M	(27'4")
Net Frontage	8.02 M	(26'4")
Shop Depth	19.38 M	(63'7")

**GROUND FLOOR AREA 142.29 SQ M (1,532 SQ FT)**

**TERMS:** The property is available to let by way of a new Full Repairing and Insuring Lease direct from the freeholder for a term to be agreed.

**RENT:** £36,000 per annum exclusive  
The Premises are elected for VAT

**EPC:** To Be Assessed

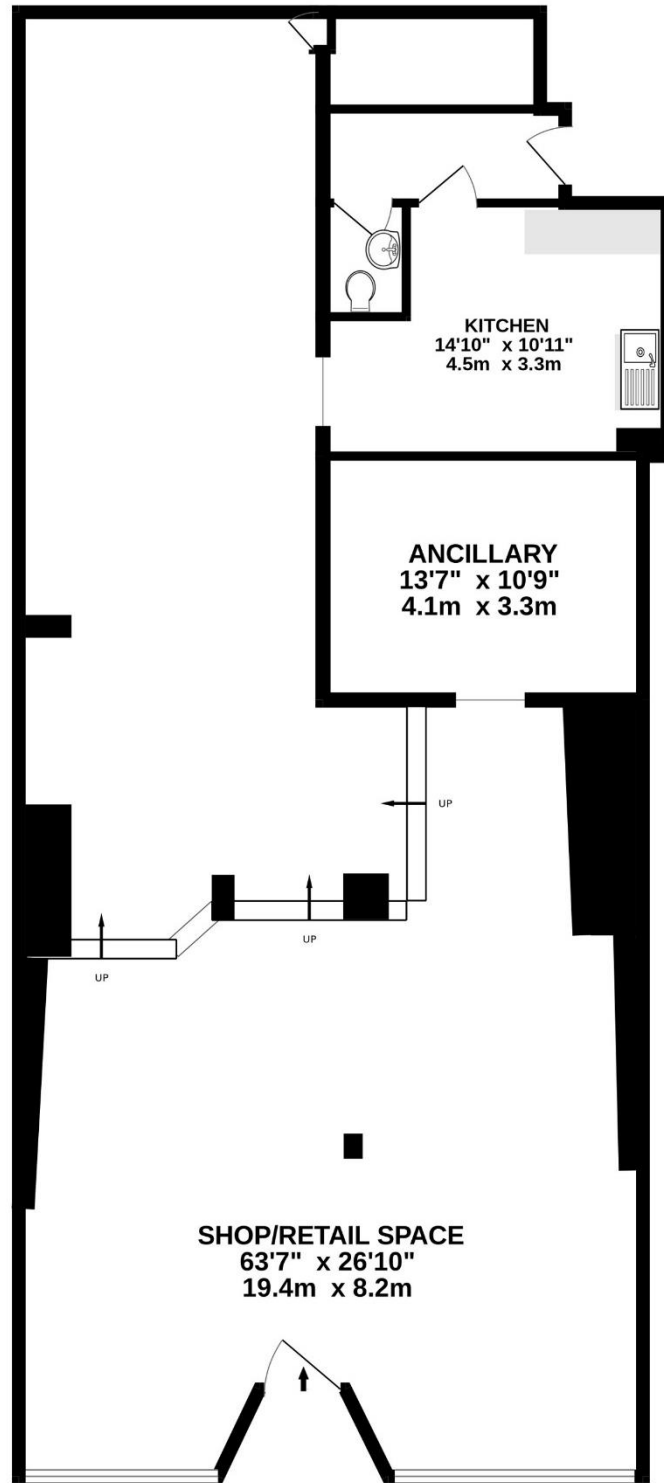
**RATES:** Rateable Value £41,750 payable @ 49.9p in the £ (2023/2024)  
*Retail Rates Relief should be available reducing the sum payable*

**VIEWING:** By appointment through sole agent **Park Steele 01252 717979.**

RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.

**Anti-Money Laundering Regulations.** We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction.





GROUND FLOOR  
 1532 sq.ft. (142.3 sq.m.) approx.

TOTAL FLOOR AREA : 1532 sq.ft. (142.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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